

ORDINANCE NO. 20060928-088

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4208 MANCHACA ROAD FROM NEIGHBORHOOD COMMERCIAL (LR) DISTRICT AND FAMILY RESIDENCE (SF-3) DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (LR-MU-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from neighborhood commercial (LR) district and family residence (SF-3) district to neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district on the property described in Zoning Case No. C14-06-0115, on file at the Neighborhood Planning and Zoning Department, as follows:

A portion of Lot 21 and all of Lot 20, E.A. Sims Subdivision, a subdivision in the City of Austin, Travis County, Texas, the property being more particularly described in Document 2003099509, of record in the Official Public Records of Travis County, Texas,

locally known as 4208 Manchaca Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) base district and other applicable requirements of the City Code.

PASSED AND APPROVED

www

APPROVED:

ATTEST:

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SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: R.HEIL

CASE #: C14-06-0115
ADDRESS: 4208 MANCHACA RD
SUBJECT AREA (acres): 0.895

ZONING

Exhibit "A"

DATE: 06-05

INTLS: SM

CITY GRID
REFERENCE
NUMBER
G19